



Confidential Midwest Marina

Offering ID: SM73

Price: \$4,500,000

Marina Overview

This is an absentee owned marina, situated on long-term USACE leasehold property, with 300+ wet slips and large floating restaurant, store and gas dock.

For more information please contact:

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Offering Memorandum

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Property Overview

Property Information



This is an absentee owned marina, situated on long-term USACE leasehold property. The strategic location helps bolster demand for the marina's various profit centers. The 300+ boat slips are at full occupancy, with a wait list. All improvements are in great condition, with no deferred maintenance issues. Ownership has recently undertaken a major Capex overhaul, with both new and fully refurbished docks, a new floating ships store/restaurant and new fuel systems. The Marina offers covered boat slips, land-side dry boat storage, fuel, boat rentals, boat service and repair, a restaurant, and an on-site boat ramp.





Property Overview

Investment Highlights



- ✓ Management in-place
- ✓ No deferred maintenance
 - Seller has undertaken extensive Capex maintenance over the past two years
- ✓ 300+ Covered boat slips
 - All slips are at full occupancy, with a waitlist
- ✓ Climate-controlled service and repair building
- ✓ New fuel dock, fuel lines and electronic console
- ✓ New floating convenience store and restaurant connected to the gas dock
 - Approximately 6,000 sq ft
 - Huge, covered patio overlooking the gas dock and lake
- ✓ Popular boat rental fleet
- ✓ Gated outdoor trailered boat storage lot
- ✓ On-site boat ramp and bathhouse
- ✓ USACE long-term, renewable, ground lease





Property Overview

Upside & Opportunity



The Seller believes that there is potential to add more slips, pending approval from the USACE. Slip rental demand is already in-place, as the marina is at full occupancy, with a waitlist.

Demand for additional boat lifts is consistent, making sale and installation of boat lifts a good source of additional future income.

The popular boat rental fleet is in great demand, making it prime for expansion and increased boat rental revenue.



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